

DISTRICT ADVISORY BOARD (DAB) I

MEETING MINUTES

Monday, April 7, 2008

6:30 p.m.

Atwater Community Center, 2755 E. 19th, Wichita, Kansas 67214

Members Present

Council Member Lavonta Williams
Treatha Brown-Foster
Gerald Domitrovic
Gail Finney
Lori Lawrence
Janice Rich
Steve Roberts
Debra Miller-Stevens
Adam Thomsen
Tythan Miles
Shontina Tipton*

*Alternate

Guests

Penny L Edem, 1347 S Emporia
Anthony Suber, Spruce Street
Beverly Domotrovic, 1219 GW Drive
Kay Drennen, PO Box 3444
Mike Barushok, 354 N Green
Margaret Hyden, 206 N Green
Glen Dey, 4515 Greenbriar
James Roseboro, 4518 Greenbriar
Bruce Fuelling, 2731 N Pershing
Mary McDonald, 1645 N Lorraine
Kim Hamlin, 547 N Yale
Ellen Ebersole, 3012 E Orme
Oletha Faust-Goudeau, 4158 Regents
Janet Wilson, 1152 N Estelle
Jerrald Finney, 1738 N Lorraine
Larry Ross, 2716 E Douglas

City of Wichita Staff Present

LaShonda Porter, Neighborhood Assistant
Kurt Schroeder, Office of Central Inspection
Scott Wadle, Planning Department
Mary Stanberry, Housing & Community Service

Order of Business

Call to Order

Council Member Williams called the meeting to order at 6:30 p.m. and welcomed the guests.

Approval of Minutes

Domotrovic noted that Beverly Domotrovic needed to be added as a guest to the March meeting minutes.

Roberts (Brown-Foster) made a motion to approve the minutes with the noted changes. Motion carried **10:0**

Approval of Agenda

Porter noted that item #7 – USD 259 Bond issue would not be heard.

Roberts (Tipton) made a motion to approve the agenda with the noted changes. Motion carried **10:0**

CM Williams thanked everyone for coming and asked that if anyone chose to speak that they state their name and address for the record.

Public Agenda

1. Agenda Items

Stephanie Cousin, USD 259 Parent Community presented information regarding “Fathers Make A Difference” forum that would be held Saturday, April 26th at WSU. The forum is to encourage dads to get involved with their children. She also noted that this program was currently targeting African American men. The forum will include information booths, and invitees will include individuals that could serve in the capacity of a mentor, someone who has been nominated as a individual to be recognized. **Cousin** advised that WSU has agreed provided that Marcus Garvey Center as the hosting site and that Spirit will sponsor all of the fathers. The expectation is for 200-250 in attendance and that they will be able to increase the attendance next year.

Joseph Bowen, 3830 N Cranberry noted that nominations form were available and if anyone had someone that thought should be recognized that they should submit the nomination forms. He also noted that because of the space limitations we are sending special invitations to participants but hope to be able to open the event up next year.

CM Williams advised that the DAB will be involved in sending something in the near future.

Brown Foster wanted to know if there was an age range for the kids be served. **Bowen** advised that they are looking for father or father figures.

Tipton wanted to know how they were contacting the parents that were nominated. **Bowen** advised that the schools will make the contact.

The **Board** thanked **Cousin and Bowen** for their presentation.

Action Taken: Received and filed.

2. Off Agenda Items

No items submitted.

No Officers available at the time. Agenda moved into new business items.

New Business

3. Office of Central Inspection

Kurt Schroeder, Director of Office of Central Inspection, noted that Deb Legge was out earlier this year discussing the merger between OCI and ES inspectors and at that time they mention that there would be some changes to the ordinances and tonight he was here to provide more details on those changes.

Schroeder noted that under the Chapter 8 ordinance that due process and the appeal process would be defined more clearly. He noted that over year and half ago we changed the housing the code to an increasing penalty program. **Schroeder** noted that the increasing penalty program has been borrowed from that ordinance and has been added to this chapter as well. Additionally, we took out the sample letter from the ordinance so that the ordinance would not be so authoritative.

Schroeder also noted that the traffic ordinance also has been updated to give clear authority to enforce typical issues such as parking across the sidewalk. We think the changes will allow the appropriate parties to enforce the code much better and clearly outline the responsibilities of enforcement.

Thomsen wanted to know if the same enforcement letter went to both the commercial and residential owners. **Schroeder** we send them to both commercial and residential residents, but we have the ability to create a unique letter.

CM Williams wanted to know if **Schroeder** could repeat the phone number for citizens to call to report an issue. **Schroeder** responded 268-4481.

CM Williams wanted to know how long a car could be stored in the yard. **Schroeder** responded that you can store an operable vehicle in the yard; however, inoperable vehicles cannot be stored.

The **Board** thanked Schroeder for his presentation.

Action Taken: Received and filed.

4. Arkansas River Corridor Access Plan (ARCAP)

Scott Wadle, Planning Department, presented information regarding the proposed ARCAP plan. **Wadle** noted that the recommendation on the agenda item should have requested recommendation for adoption of the plan by the City Council.

Wadle noted that Visioneering Wichita had worked on a plan and that plan identified that citizens wanted more access to the rivers. So all partners provided financial support and developed the ARCAP plan before you today. The plan stretches across three counties: Reno, Sumner, and Sedgwick. Additionally it crosses 10 sites within the City of Wichita and there are different levels of service at each of the sites. There are three types of sites:

- **Primary sites** are expected to have high use rates and recreational amenities including boat ramp, extensive parking and restrooms. These could also include camping, showers, and electricity.
- **Secondary sites** include an access path, up to 10 parking spots, boat trailer parking and restrooms.
- **Primitive sites** are in rural and natural areas where reasonably safe access is available including a trail to the River, off road or pull over parking for a few cars, and possibly a place for a boat trailer. These sites would be in solitary reaches where minimal disturbance of the natural setting would be expected.

Wadle also noted that there is some obstruction along the way which included a dam at Lincoln, in which, you will have to pull your boat out of the river and walk around and go back to the river. **Wadle** noted that a solution to this issue is adding a bypass channel.

Miller-Stevens wanted to know if any of the access points involve any private properties. **Wadle** advised that all are located on public properties.

Tipton wanted to know what solutions to the physical challenges are there. **Wadle** advised that the bypass channel is the solution.

Lawrence noted that the length was not very long, how would that impact the project. **Wadle** noted that it depends on how the water is when dammed up.

Brown-Foster wanted to know if there were any concerns with the water itself. **Wadle** noted that environmental service has advised that the real issue is when it rains because of the bacteria in the water. Otherwise the water is pretty good.

CM Williams wanted to know if any of the sites were in District 1. **Wadle** responded the Lincoln Street and Sim Park sites.

Janice Rich arrived.

Bruce Fueling, Southwind Group of Sierra Club, 2731 N Pershing Court, stated that they are concerned about the perseverance of the natural environment. He noted that they support the ARCAP plan. He hopes that increased use will create more groups to assist in the cleaning of the river and help address health issues. He also notes that this may serve as an additional reason for young professionals to stay in the area; which could lead into economic attractions.

John Stevens, 3125 E Boston, Park Board Representative, noted that this project allows us to take advantage of an under used commodity in our community.

Kate Drennen, 531 N Crestway noted that she benefited from the use of the river. She noted that she has done some research on the nature deficit disorder and that research shows that joggers who workout outdoors are in much better health, then those who burn the same amount of calories in a gym. Overall, I think nature is an important commodity to a healthy life. **Drennen** confirmed that she supports the ARCAP plan.

Kim Hamlin, 547 N Yale, confirmed that she supports the plan and that access to green land is important.

CM Williams wanted to know if adopted what would the implementation timeframe be. **Wadle** responded that this is just the plan. It will set into motion to get the budget process started to make the plan a reality.

Miller Stevens wanted to know if Neighborhood Associations would be able to partner to help develop the sites. **Wadle** stated it was their plan to include the Neighborhood Associations.

Domitrovic asked that since this was not in the CIP currently, it would take at least 10 years before this was developed. **Wadle** stated that he was not sure, but the project could be split into phases.

The **Board** thanked **Wadle** for his report

Action Taken: The Board motion to recommend adoption of ARCAP plan by the City Council. Motion carried. (9-0)

CM Williams welcomed Representative Oletha Faust-Goudeau

5. Sunnyside School Building

Mark Stanberry, Housing & Community Service, presented information on the request for a resolution of support for application for housing tax credits to develop the Sunnyside Senior Residences at 3003 E. Kellogg.

The project proposed by HOPE, involves acquisition/rehabilitation of the former Sunnyside Elementary School building. The plan for the project includes renovating the existing building

and providing studio and 1-bedroom apartment for seniors. The studios will be rented for \$295 per month and \$395 per month for the 1-bedrooms. These costs are net of the utility allowance. It is estimated that the project will cost \$3.2 million, with the proposed renovations carried out in such a manner so as to retain the historic character of the building.

The Planning Department and Office of Central Inspection have advised that the property is subject to a Planned Unit Development (PUD) agreement. OCI indicating that there would landscape buffer requirements and restrictions on the signage for this project.

Additionally, the City's HTC Policy requires a set-aside of 20% of the units for market-rate tenants. HOPE is seeking a waiver of this requirement, as the apartment community will serve only senior citizens, a special needs population. The City's policy provides for a waiver of the market-rate unit requirement when HTC apartment projects will only serve a special needs population.

Grant Grodeau, Developer, 536 S Woodchuck, wanted to know if there were any questions.

Niller-Stevens wanted to know if the rents were net of utilities. **Grodeau** advised that tenants would pay the electric and they would pay for water and trash. **Miller-Stevens** also wanted to know if there were any criteria for this population. **Grodeau** responding that they must be 55 or better.

Thomsen wanted to know if they had met with the Neighborhood or Homeowners Association in the area. **Grodeau** stated no but they would be happy to do so.

Lawrence wanted to know how accessible the units would be. **Grodeau** advised that they will all be ADA compliant and the facility would have an elevator.

Brown-Foster wanted to know if HOPE the group that developed the apartments at 13th & Hillside. **Grodeau** responded yes.

Roberts wanted to know if this would require changes to the PUD. **Grodeau** responded no.

Domitrovic stated that with 18 units approximately \$7,000 a month how is this project affordable. **Grodeau** stated that is the beauty of the tax program, it allows us to do such great projects and make a profit. **Domitrovic** also wanted to know if HOPE as a non-profit group. **Grodeau** responded yes.

CM Williams wanted to know what types of properties were in the surrounding areas. **Grodeau** stated more senior homes. **CMWilliams** also wanted to know what was being housed in the facility currently. **Grodeau** advised that Calvary Chapel Christian School and that the school is moving out as they have overgrown the space.

Willard Eversol, 3012 E Orme, noted that he was the President of the partnership that bought the school property. It is stated that this is area not a senior residents, but an intergenerational condo area. There are not just seniors who live in the area. He noted that there were concerns about traffic and activity. He wanted to know how the developers will address. He also stated that we were willing to talk to the developers and help where he can.

Roberts (Finney) motion to approve recommendation for adoption of the resolution of support for the Housing Tax Credit application, with waiver of the 20% market-rate unit requirement, subject to further review and in accordance with the City of Wichita's Housing Tax Credit Policy. Motion carried. (10:0)

Staff Report

6. Police Report

Officer Shek Weber, Beat 44, advised that crime is down, but there has been a spike in burglaries (home and vehicles). He noted that they believe that one person is responsible for the burglaries and the individual has been in custody since February 5th. He also noted that vehicle burglaries are generally up in the winter and that anticipate that they will decrease as the weather changes.

Officer Weber advised that the Beat 44 follow up survey was completed and they are now compiling the data. He mentioned that most of the information remained the same but citizens have recognized that Officers are out. The survey will be posted to the WPD website once all the information has been compiled.

Representative Oletha Faust-Godeau wanted to know what the Officers accredited to crime going down. **Officer Weber** stated that it is due to the weather change and the presence of Officers has increased.

Officer Paul Kimble, Beat 47, advised that burglaries are still a concern, the number of burglaries is not increasing but they are not going away. He noted that they one person in custody awaiting trial.

Kimble informed the community that drug activity is up in the area and is increasing due to the warm weather. He also noted that they are working with animal control to address vicious dogs.

Rich wanted to know if the shooting on Sunday at the Max Club was gang related. **Kimble** advised that he was not 100% positive, but believe it was.

Brown-Foster wanted to know if the person had been caught that was going around setting cars on fire. **Kimble** responded no.

Thomsen wanted to know how to get a report from his CP Officer. He stated that his NA has some questions about homeless people. He identified his beat as Beat 46. **Kimble** acknowledge that Officer Ward was his CP Officer and that he is off on Monday's and that's the reason he does not attend. **Kimble** noted that he would ensure that he has a report on the beat for future meetings. **Kimble** also provided an update on the situation with the homeless. He noted that they were staying in a tree line and they were from the Union Rescue Mission. He advised that **Officer Ward** has been addressing the issue.

The **Board** thanked the Officers for their report.

Action Taken: Received and filed.

Board Agenda

7. Updates, Issues, and Reports

CM Williams asked the Board if there were any updates to report.

Rich advised that the next Hyde NA meeting would be Saturday at 3:00 p.m. at the Spice Merchant. She noted that a representative from the school board has been invited to speak about the bond issue.

Thomsen expressed that he had a good time helping with the START neighborhood clean up.

Finney noted that the house at 21st Belmont is up for sale.

Lawrence noted that Uptown had there meeting and they guest included animals from The Great Plain Nature Center. She also notes that she went to Topeka to talk about Title Lending and several people spoke in favor and opposition of the bill. She mentioned that the Sunflower group came and Ricki Coleman gave a good speech but they are against the bill.

Tipton advised that Americorps GoZones for ages 16th and over for 2008-2009 Americorps. She also mentioned that the Kansas African American Museum Ball is Saturday May 31st at 6:30 p.m. and the tickets are \$100.

Roberts advised that Crestview Heights next meeting will be April 17th at 7:00 p.m.

Miller-Stevens advised that the next Schweiter NA meeting will be Monday at 7p.m. at Epworth church and that WPD will provide information regarding home safety.

Brown-Foster advised that the N.E. Millair meeting will be April 19th at 3:30 p.m. at Patrol North, guest speaker Stephanie Stovall.

CM Williams advised that she would like to schedule a tour of the Boradview Hotel for the Board and LaShonda would send more information.

Janet Wilson, 1152 N Estelle, advised that A Price Woodard would have their neighborhood cleanup on Saturday, April 19th.

James Roseboro advised that they had their neighborhood cleanup and that their next meeting would be on April 24th at 7:00 p.m. and the post office would be their guest speakers.

Brown-Foster wanted to know if Roseboro would be putting together another vicious dog item to bring before City Council.. **Roseboro** responded that they are working on it.

Representative Oletha Faust-Godeau advised that Senate Bill 580 passed, this is the weatherization bill that will take money from the LIEAP program and will provide money to landlords with rental units. She also noted that Senate Bill 169 is due to be vetoed by the Governor. The bill would require every citizen who votes to show identification.

CM Williams asked if Representative Godeau could leave copies of her newsletter for citizens take.

Brown-Foster wanted clarification on Bill 169, was the id for voting or registering to vote. **Representative Godeau** responded that it would required and id to vote.

With no further business, **Roberts (Tipton)** made a motion to adjourn. Motion carried 10-0. The meeting adjourned at 7:56 p.m.

Respectfully Submitted,
LaShonda Porter
Neighborhood Assistant